

OFFALY COUNTY COUNCIL
DECLARATION UNDER SECTION 57 OF THE
PLANNING & DEVELOPMENT ACTS 2000, as amended.

Works which would materially affect the character of the protected structure and, as a result, require planning permission

This is a partial S57 Declaration relating to the following works and specific items of repair listed in Special Remarks.

1. Any other works related to the protected structure and its curtilage which are not part of this Declaration.

Works which would not materially affect the character of the protected structure and as a result would not require planning permission

This is a partial S57 Declaration relating to the following works and specific items of repair listed in Special Remarks.

1. Proposed works as listed below will not require planning permission and shall be carried out in accordance with the best conservation practice as detailed in the application and the Departments Architectural Heritage Protection Guidelines for Planning Authorities.
2. Windows New: the applicant may alter the existing replacement windows and incorporate historically accurate timber sliding sash, any proposals for double glazed units will require planning permission. The development shall be in accordance with the Departments Advice Series 'Windows a Guide to the repair of Historic Windows' and all works shall be carried out in accordance with the Departments Conservation Guidelines. The design of historically accurate windows shall be based on historical photographs, any such proposals should be submitted to the Planning Authority for approval. Refer also to recent repairs to windows in separate, western range of outbuildings.
3. Repainting externally/internally and decorating may be carried out as required.
4. Modern laminate flooring may be replaced as required.
5. Replacement of bathrooms sink/toilets may proceed as required.
6. Roof repairs: Minor repairs shall only be carried out to the roof. Slates shall be carefully removed if required and stored during building works. Existing slates shall be used to the front of the building with Blue Bangor or similar closely matching slate used to the rear. Ridge tiles shall be retained and similar replacement terracotta ridge tiles sourced where required. Refer to the Department Advise Series: Roofs <https://www.buildingsofireland.ie/resources/>
7. The applicant should engage with a conservation consultant to assist with prioritising repairs, any future planning permission, monitoring work and grant schemes. The Royal Institute of Architects have provided a list of conservation accredited architects and have also provided a publication regarding working on older buildings: <https://www.riai.ie/work-with-an-architect/working-with-an-older-building>
Work With An Architect | Find An Architect | RIAI.ie (The Royal Institute of Architects of Ireland)

Special Remarks

This is a partial S57 Declaration relating to the following specific items – no structural work undertaken:

1. Replacement of windows and external doors with solid hardwood sash and stable door.
2. Repainting of external walls – remaining white.
3. Painting and decorating internally.
4. Replacement of laminate flooring with carpet in bedrooms.
5. Replacement of bathroom sink/toilets.
6. Roof repairs – retaining original slate tiles.

Note the adjacent SMR OF011-013001-: Bawn and OF0113----: Castle – tower house.

Offaly County Council

Áras an Chontae
Charleville Road
Tullamore

Tel 05793 46800
Fax 05793 46868



Declaration

Declaration Type: **Partial Declaration**

Plan Type: **CDP 2021_2027**

In accordance with Section 57 (2) of the Planning and Development Act 2000

Number: **DEC/25/008**

Planning Authority

NIAH 14911010



This Declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and, as a result, require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interiors or exteriors of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within attendant grounds of the protected structure.

Nothing in this declaration exempts works that would nor otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. It in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

Applicant Name	Lisa Cassidy	
Name of Building	Toberdaly House - For	
Townland	TOBERDALY	
Address 2	Toberdaly	
Address 3	Rhode	
Date of Request	13-Mar-25	05-Jun-25
Previous Declaration	N/A	

Status	Owner
Former Name	
OS Map Type	
Map Sheet	
National Grid co-ordi	
Date of Inspection	Monday 14 April 2025
Date of Declaration	Thursday 17 April 2025

Protection Status	<input checked="" type="checkbox"/>
Record of Protected Structures	16-11
Architectural Conservation Area	N/A

Record of Monuments and Places	Adjacent
Archaeological Potential	N/A
Preservation Order or Temp PO	

NIAH Description of Structure

Ranges of two-storey terraced cottages and outbuildings, within former Toberdaly demesne, with two projecting ranges to south. Pitched slate, tiled and corrugated-iron roofs. With stone and rendered chimneystacks and some cast-iron rainwater goods. Variety of wall finishes; smooth render, random coursed stone, roughcast render and ashlar stone walls to southern range. Variety of window openings. Northern ranges with half-dormers with uPVC windows, stone sills and yellow brick surrounds. Round-headed window opening to projecting southern range with tooled stone surround, stone sill and timber battened shutters. Square-headed opening to southern range with uPVC window, tooled block-and-start surround and stone sill. Variety of door and carriage openings. Segmental-headed carriage arches to southern range with timber battened double doors. Square-headed door openings to southern range with block-and-start tooled limestone surrounds, stone thresholds and timber battened doors. Square-headed door openings to north within projecting gable-fronted porches with replacement uPVC door and timber panelled doors.

These terraced cottages and outbuildings, situated within Toberdaly demesne, were built to accommodate the workers of a large estate and though Toberdaly House and the walled gardens associated with it are in a ruinous state and no longer in use, these structures continue in domestic use. With the varied window and door openings and fine stone detailing, seen especially in the southern outbuildings, these structures are important to the heritage of County Offaly.

Composition:

These terraced cottages and outbuildings, situated within Toberdaly demesne, were built to accommodate the workers of a large estate and though Toberdaly House and the walled gardens associated with it are in a ruinous

state and no longer in use, these structures continue in domestic use. This application relates to the southern set of buildings comprised of a dwelling and substantial stone outbuildings.

Roof:

Pitched slate, tiled and corrugated-iron roofs. With stone and rendered chimneystacks and some cast-iron rainwater goods.

Walls:

Variety of wall finishes; smooth render, random coursed stone, roughcast render and ashlar stone walls to southern range.

Openings:

Variety of window openings. Northern ranges with half-dormers with uPVC windows, stone sills and yellow brick surrounds. Round-headed window opening to projecting southern range with tooled stone surround, stone sill and timber battened shutters. Square-headed opening to southern range with uPVC window, tooled block-and-start surround and stone sill. Variety of door and carriage openings. Segmental-headed carriage arches to southern range with timber battened double doors. Square-headed door openings to southern range with block-and-start tooled limestone surrounds, stone thresholds and timber battened doors. Square-headed door openings to north within projecting gable-fronted porches with replacement uPVC door and timber panelled doors.

Interior:

This property has been altered by previous owners with the addition of some internal elements (ceiling rose, wall panelling, applied timber features etc). Original panelled shutters and surrounds remain to some internal window openings.

Furniture and Fittings:**Site:**

These terraced outbuildings, situated within Toberdaly demesne, were built to accommodate coaches, store produce etc and likely to house workers of this large, former estate. While Toberdaly House and the walled gardens associated with it are in a ruinous condition, these structures continue in domestic use.

Note the adjacent SMR OF011-013001 - : Bawn and OF011-013---- : Castle - tower house

Mapping References:

Refer to mapping provided: First Edition OSI 6": map surveyed 1829-1842 Houses and Outbuildings visible at this time. There were two distinct blocks at this stage with a gap between the two. The applicants' residential element is shown with the U-shaped outbuilding attached. A separate neighbouring building is shown to the north, simple form with no projections.

OSI 25": (surveyed 1897-1913) Considerable change to the outbuildings and terraced dwellings at this stage. Starting to the south with the applicants U-shaped outbuildings, there is an extension to the rear (west) into the garden, an extension to the east towards the castle providing a longer southern range (as existing) and the breakfront is shown to the outbuilding. The applicants accommodation appears similar with a small structure now linking it to the neighbouring block. This neighbouring block shows an additional porch, a small rear extension and further north (possibly a separate residence) a longer extension to the front. Further buildings have been added to the north, wrapping the complex eastwards. A pathway is shown to the rear of these buildings linking the terrace, while private yards are indicated for the two central dwellings. Note the main Toberdaly House has also been considerably extended at this time and a large additional range of outbuildings have been built further west. Current: Applicants dwelling and outbuildings are similar with no rear extension. Adjacent property shows some extensions to front, none to the rear while the additional norther range has been removed.

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Any further documentation attached Historical Mapping and site photographs

Inspector

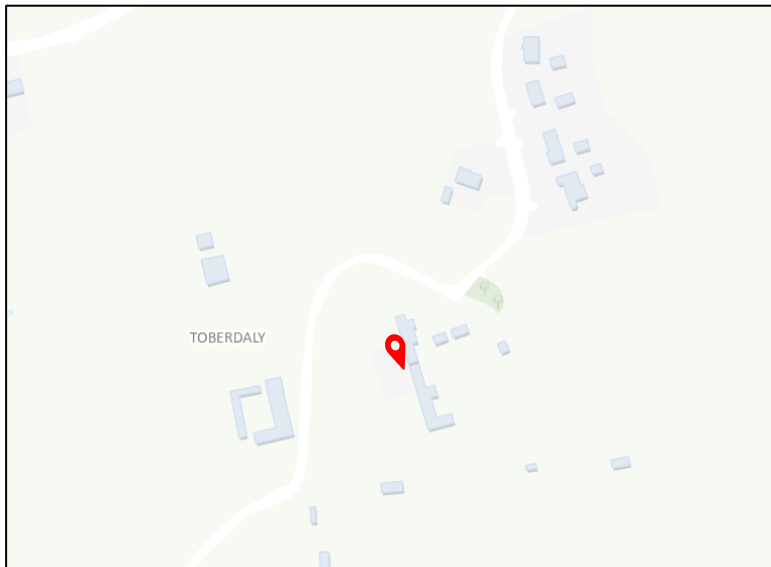
Rachel Mc Kenna

Inspector Date

Thursday 17 April 2025



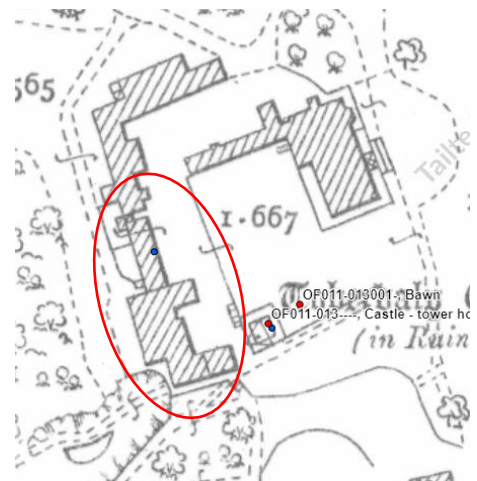
1. Location and Historical OS Maps



Current Map. Site location marked red



Historical OS 25 Inch Map (surveyed 1897-1913). Site location marked red

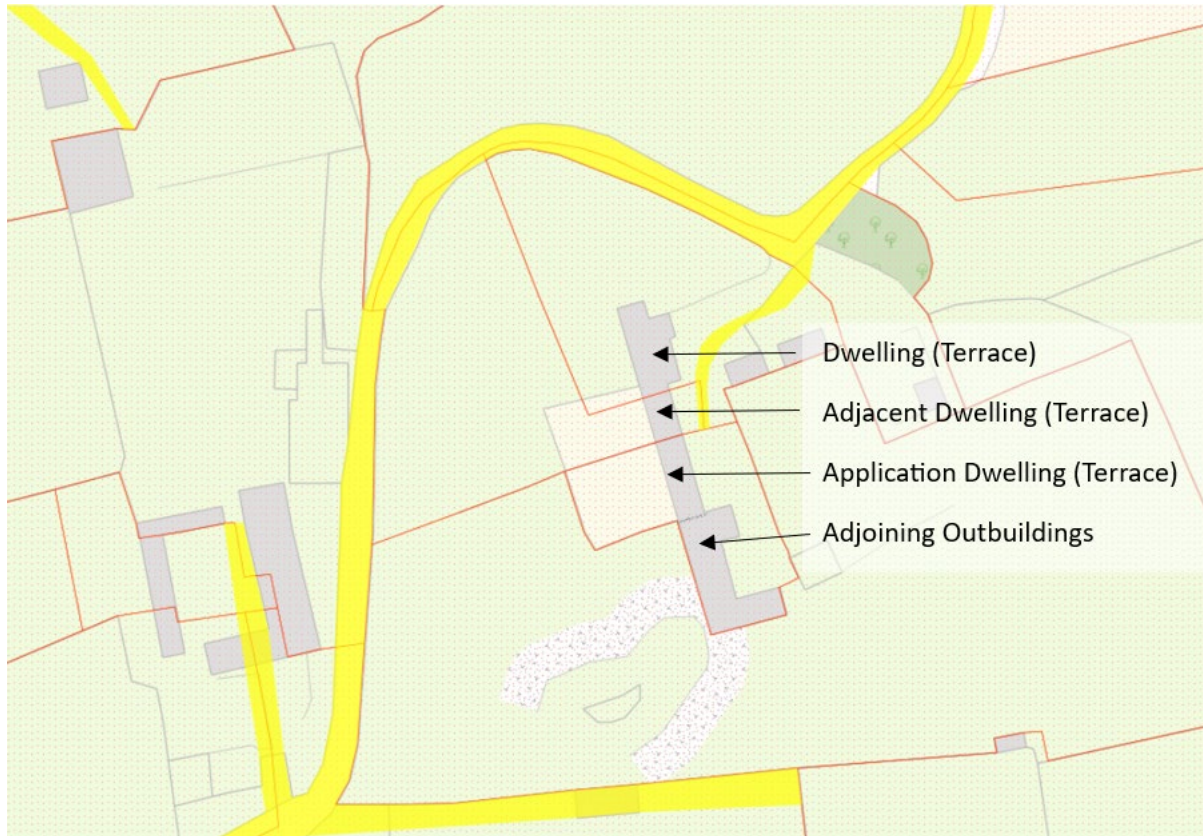


Historical First Edition OS Map (surveyed 1829-1842). - Site location marked red



2. Photos & Labelled Map





Labelled Map



Brian McDonald

Brian McDonald

Architectural Technician

Rachel M' Kenna

Rachel Mc Kenna, MRIAI

Senior Executive Architect

